

CODENEXT

SHAPING THE AUSTIN WE IMAGINE



From Here to There: Setting a Path for Austin's Code

Code Approach Alternatives &
Annotated Outlines Document
Public Review Draft

Presented by:

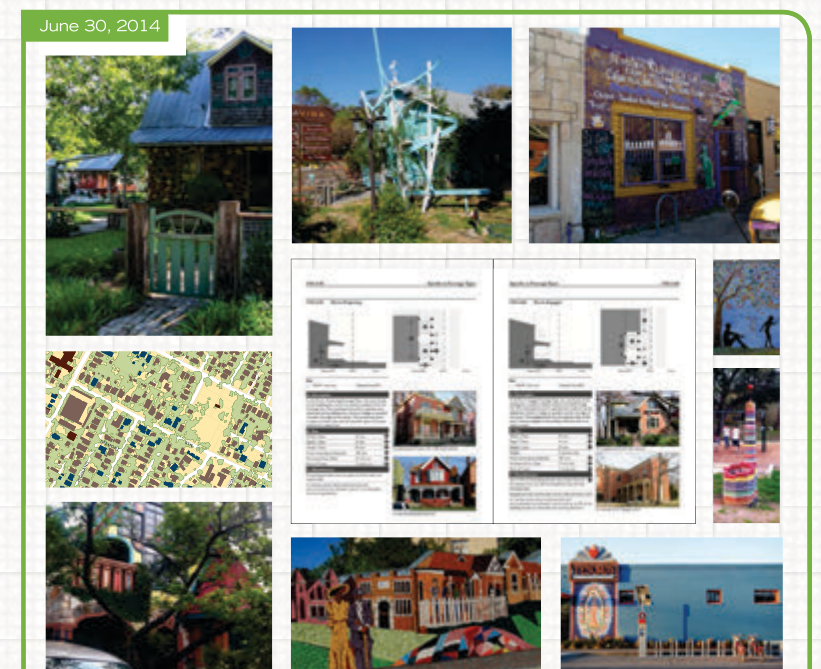
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Peter J. Park, LLC | City Planning and Design

Presented to:

Austin City Council Briefing
October 2, 2014



**Code Approach Alternatives &
Annotated Outlines**

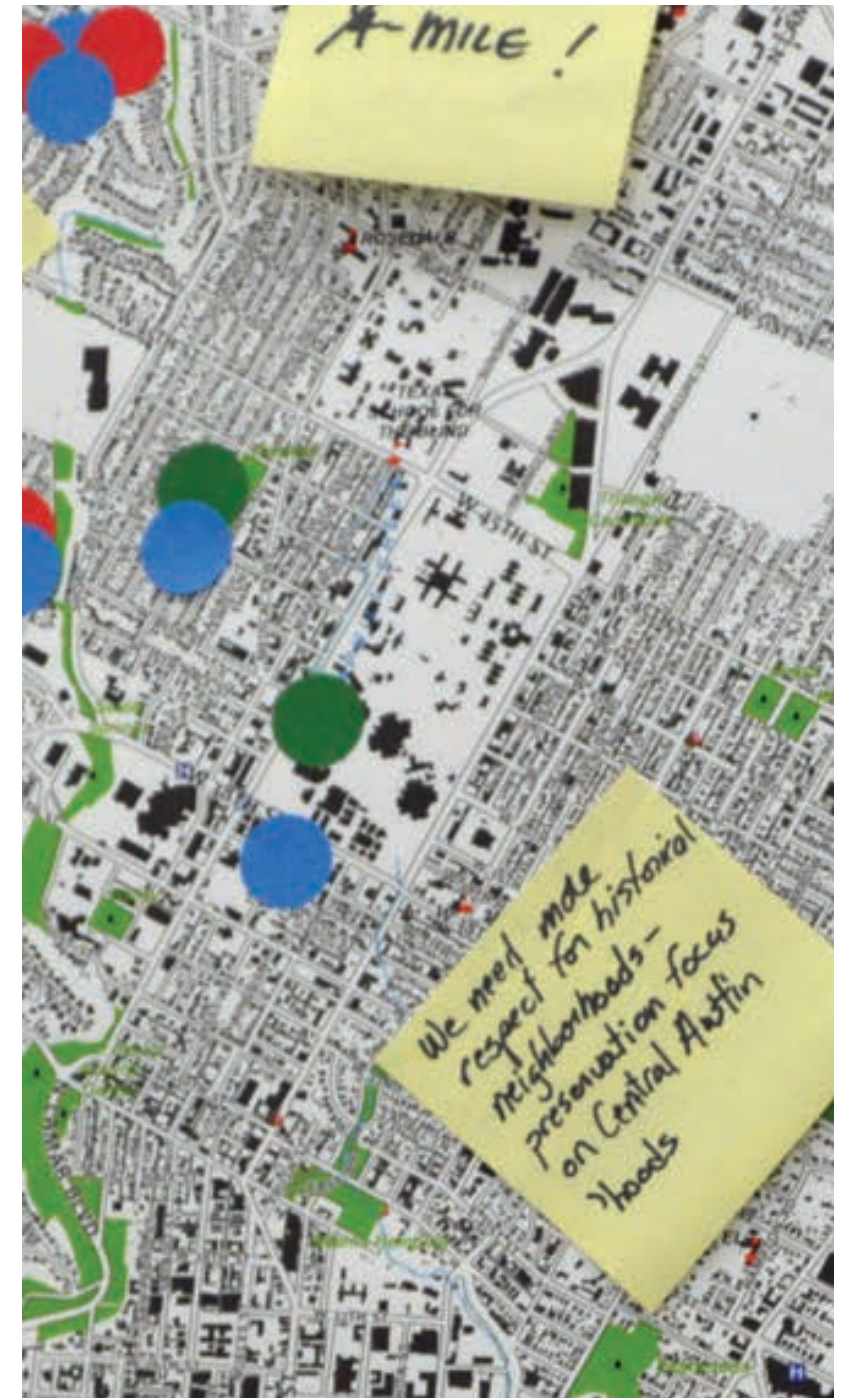
Austin Land Development Code Update



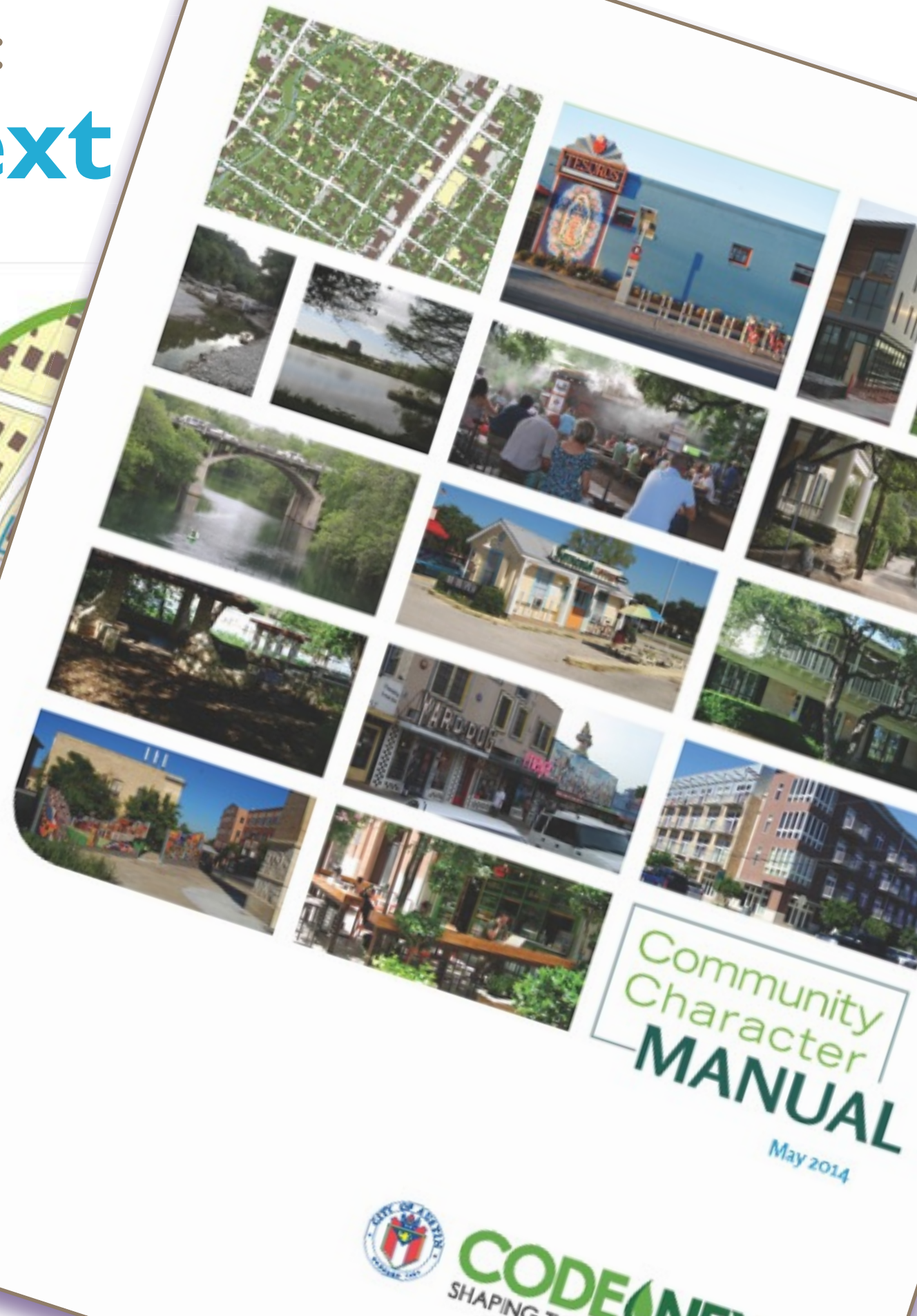
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From Here to There: Setting a Path for Austin's Code **Presentation Overview:**

1. Background
2. Overview of Approach
Alternatives
3. Introduction to **Elements**
4. **Comparison** of Alternatives
5. **Concluding Thoughts** & Next
Steps



Community Character Manual: It's about Context



What Choosing an Approach Does and Does Not Do:

Selecting an approach...

Does

- ✓ **Set a framework**
Creates parameters to guide the revision of the LDC.
- ✓ **Allow for future flexibility**
Future City Council will have opportunity to reaffirm selected Approach.
- ✓ **Establish a road map for updating the code**
Chooses a direction for the CodeNEXT team to explore with Austinites.

Does Not

- ✗ **Change existing regulations or policies such as neighborhood plans**
Does not say which regulations will be kept, replaced, or removed.
- ✗ **Revise zoning districts, neighborhood plans or create new districts**
No recommendation of districts.
- ✗ **Decide where new or revised zoning districts will apply within the City**
Code Approach does not provide direction for mapping.

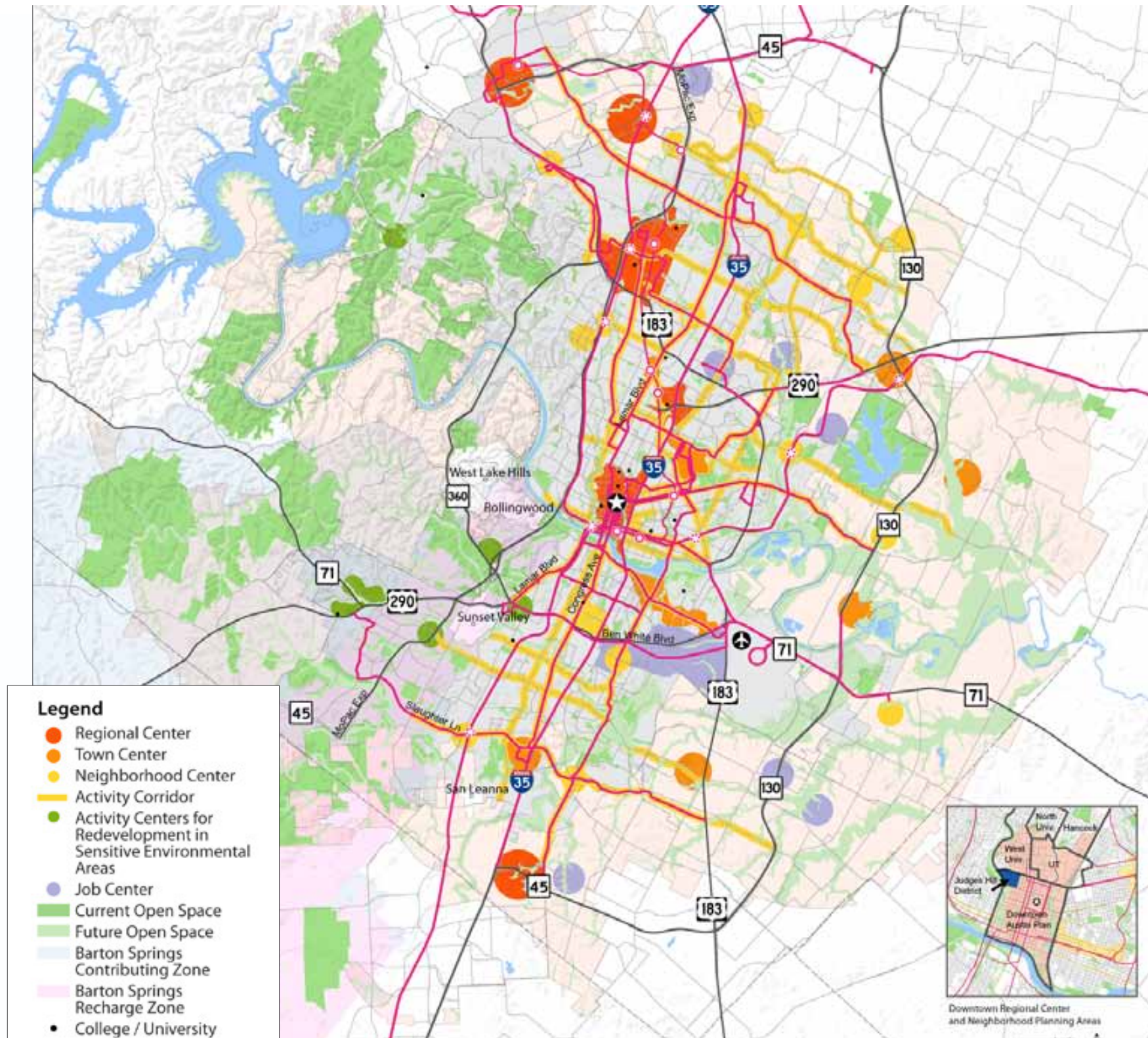


Background

The Work Done to Date Provides a Foundation for Approaches



Growth Concept Map as the Focus for Change



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Overview of the Alternatives

A Path Forward

The Three Approach Alternatives Explored

1. Brisk Sweep
2. Deep Clean and Reset
3. Complete Makeover



Approach Alternative I

The Brisk Sweep:

- **No major structural/organizational changes to the Code.**
- **Clean-up** of the existing LDC.
- **Targeted refinements.**
- **Addition of a Form-Based Code** that will have **limited application.**
 - Primarily to future small area plans.

Approach Alternative 2 [Recommended Approach]

The Deep Clean and Reset:

- **Significantly reworks structure and content.**
- **Substantially improves** the appearance, usability, and consistency of the existing LDC .
- Citywide framework for form-based standards will be created and applied to a **targetted number of catalyst areas and neighborhoods**. But Allow for easy future applications.
- Hybrid nature allows for **balanced mix** of by-right review, customized zoning, and discretionary review where appropriate.
- Combining districts compressed where feasible.

Approach Alternative 3

The Complete Makeover:

- **Most extensive modifications** to the existing LDC.
- **Significantly reworks content and structure.**
 - **Structure is the same as Option 2**
- Development standards include **significant form-based standards. Applied widely** across the city.
- Development **review process relies primarily on by-right review.**
- Combining districts are compressed where feasible

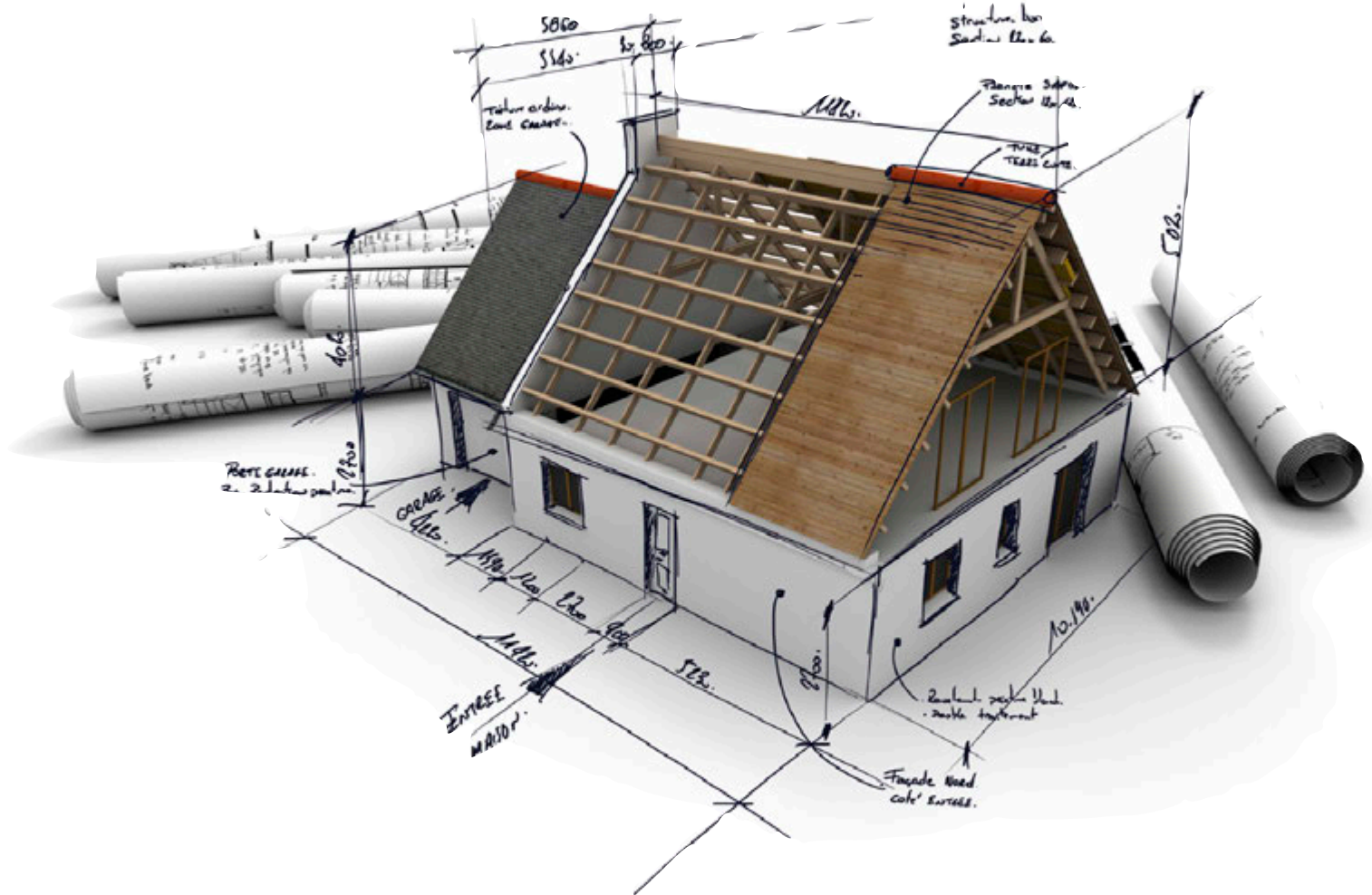
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Introduction to the Elements

Elements that Form an Approach

Elements that Form an Approach

1. Code Format & Organization
2. Development Review Models
3. Development Standards Models



Criteria to Evaluate Elements of Code Approaches

1. Effectiveness
2. Clarity
3. Consistency
4. Predictability
5. Simplicity
6. Ease of Implementation
7. Ease of Administration



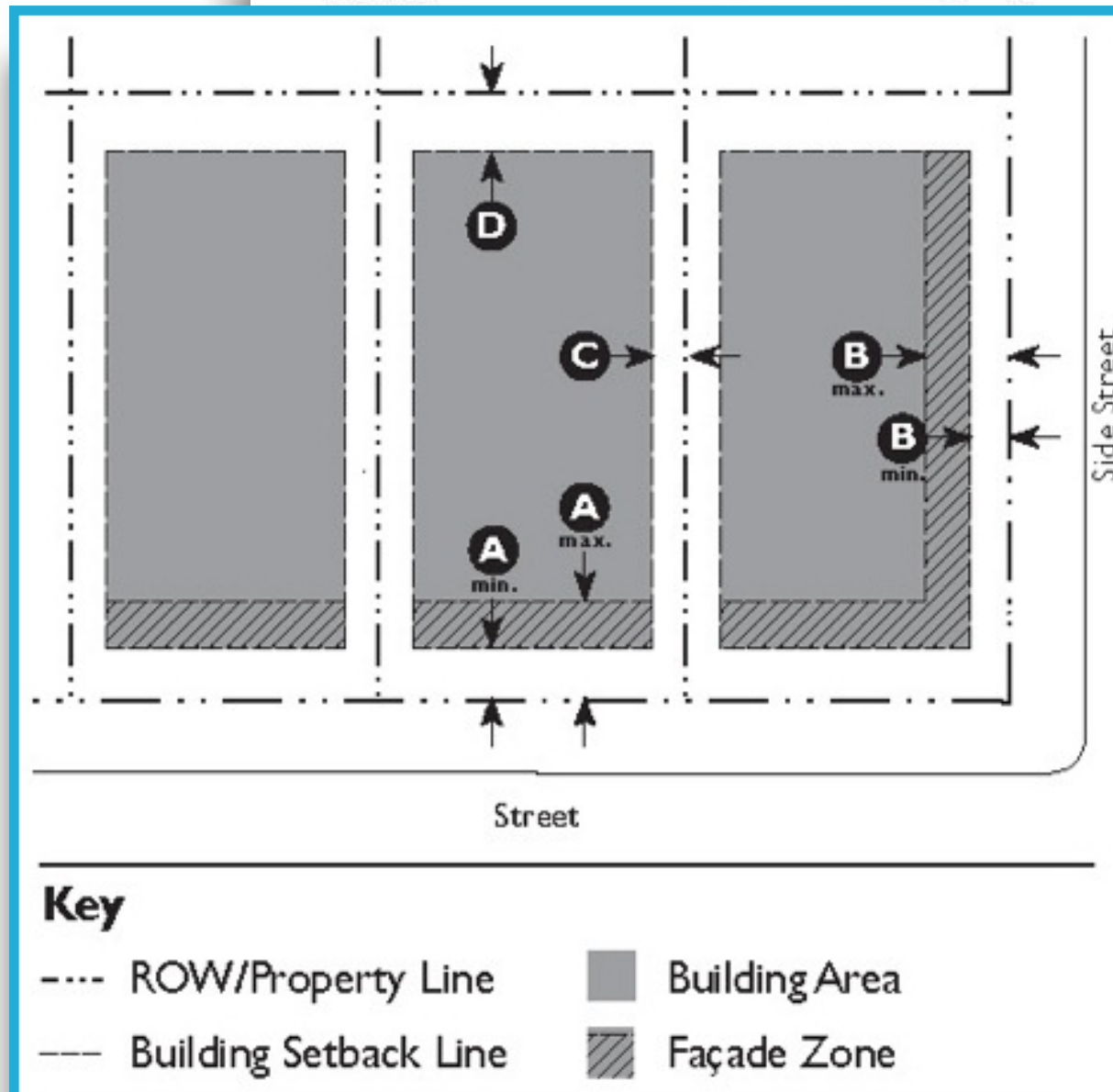
Evaluate Each Element Option with Criteria

Models		Effectiveness	Clarity	Consistency	Predictability	Simplicity	Ease of Implementation	Ease of Administration
➡	1 REVISED CODE FORMAT AND ORGANIZATION	○	○	●	○	○	●	○
➡	2 REPLACEMENT CODE FORMAT AND ORGANIZATION	●	●	●	●	●	○	●
Key:		● High Level	○ Medium Level	○ Low Level				

Key: ● High Level ○ Medium Level ○ Low Level

 ↑ ↑ ↑

Graphic Clarity and Usability Are Very Important



C. Building Placement

Setback (Distance from ROW/Property Line)

Principal Building

Front ¹	20' min.; 30' max.	A
Front Façade within Façade Zone	50% min.	
Side Street/Civic Space Side	12' min.; 25' max.	B
Side	5' min.; 12' min.	
	combined	C
Rear	25' min.	D

Accessory Building or Structure

Front	20' min.
Side	3' min.; 6' max.
Rear	3' min.

¹The setback may match an existing adjacent building as follows: the building may be placed to align with the façade of the front most immediately adjacent property, for a width no greater than that of the adjacent property's façade that encroaches into the minimum setback.

Tables and diagrams make information easy to find and simple to understand.

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Comparison of Approach Alternatives

Basis for Recommended Approach

Approach Comparison Table



Elements

Approaches

	1	2	3
Code Format and Organization			
Format	Revise	Replace	Replace
Reorganization of Content	Limited	Extensive	Extensive
Content Rewriting	Low/Moderate	Moderate	High
Clean up for Consistency	Same Across All Approaches		
Development Review Models			
By-Right Review	Low	Medium	High
Customized Zoning	High	Medium	Low
Discretionary Review	Medium	Low	Low
Development Standards Models			
Euclidean Based	High	Medium	Low
Performance-Based	Same Across All Approaches		
Form-Based	Very Limited*	Medium	High
Is it a Hybrid?	No	Yes	Yes

* Applied only in New Small Area Plans

CodeNEXT Team Recommendation

Deep Clean and Reset: Why this Approach?

- Code Format & Organization: This approach introduces a new format and re-organization of the document to **maximize usability and clarity**.
- Development Standards Models: This approach creates a hybrid code that applies Euclidean standards and form-based standards to appropriate contexts, **maximizing the benefits and strengths** of each without pushing the application of a form-based approach too aggressively.

CodeNEXT Team Recommendation

Deep Clean and Reset: Why this Approach?

- Development Review Models: This approach introduces a **good balance** of by-right development in selected areas and discretionary review where appropriate.
- This approach can effectively implements Imagine Austin priority programs, community input (Listening to the Community Report) and Code Diagnosis.
- Important Note: This Option does not represent a compromise!

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Concluding Thoughts

The Road Ahead

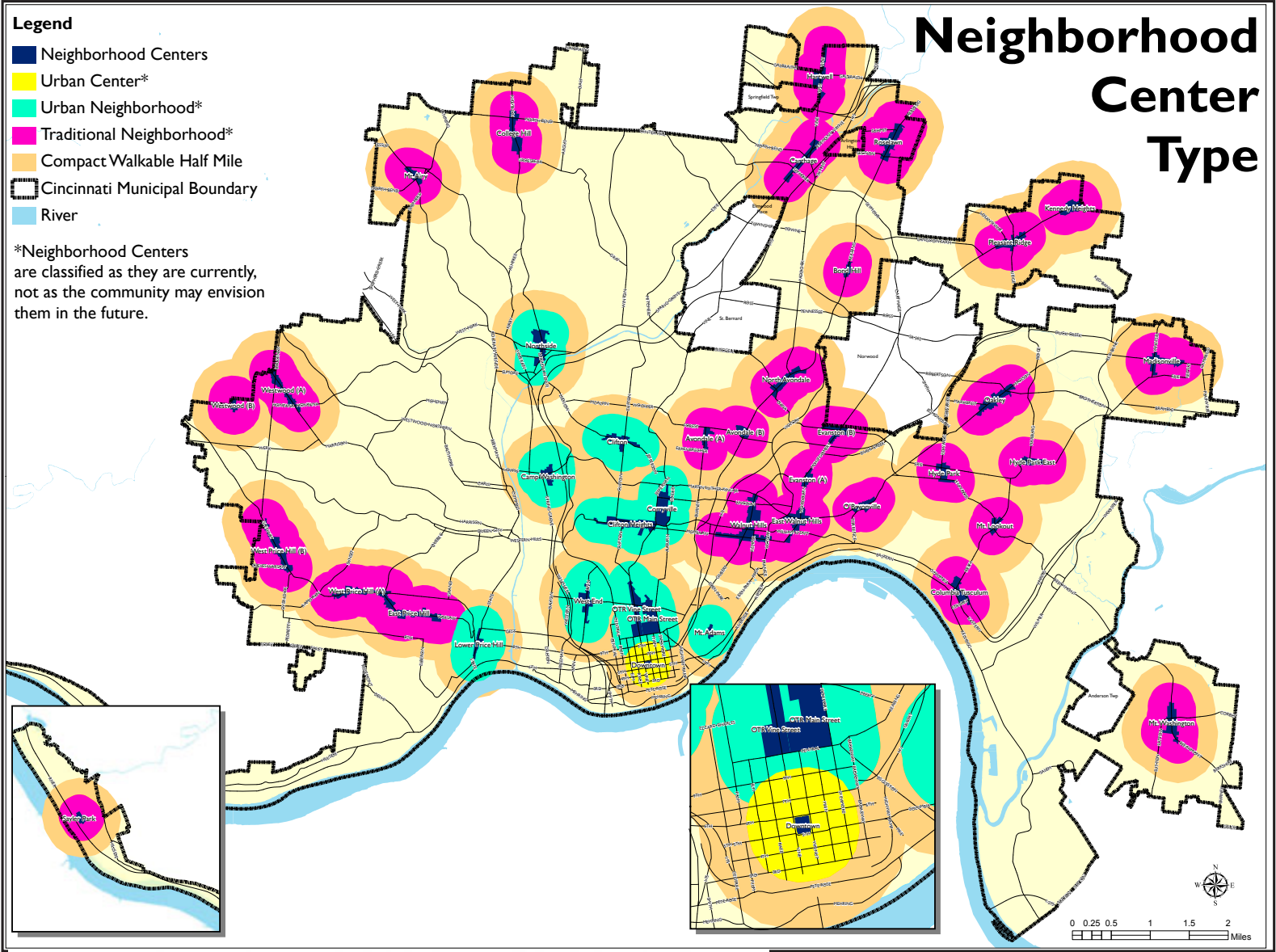
This Process Has Been Iterative and Will Continue to Be Throughout Adoption

- Fleshing out Table of Contents, with the core management team on staff to a higher level of detail.
- Continue to engage community, stakeholders, staff, boards and commissions and Council.



FAQ:

How Are We Going to Define Contexts?



PLAN CINCINNATI

a comprehensive plan for the future

How Are We Going to Define Contexts?

Community Character Manual

Neigh. Reporting Area Details: Bouldin Creek

Neighborhood
Reporting Area
Number
8



Neighborhood Report
Plan(s)
Imagine Austin Center
Imagine Austin Corridor
Historic District(s)
Neighborhood Plan(s)
Neighborhood Considerations
Combining District(s)
Neighborhood Plan Title
Special Uses
Small Lot Amnesty
Cottage Lot
Urban Home
Secondary Apartment
Corner Store
Design Tools
Impervious Cover & Placement
Garage Placement
Front Porch Setback

Bouldin Creek: Commercial Character



08
NEIGHBORHOOD
REPORTING AREA
NUMBER

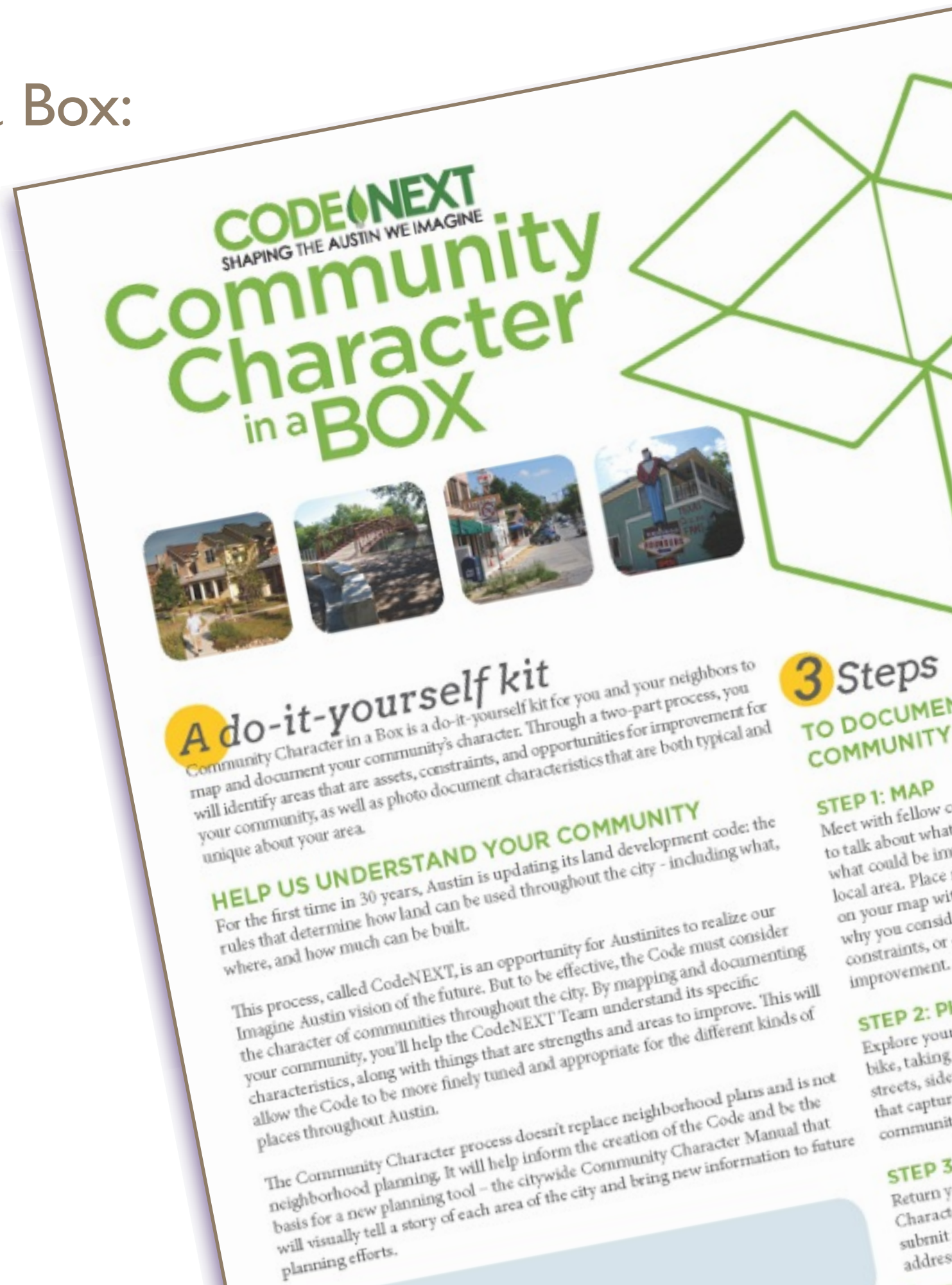
Green Posters: All photographs taken in Austin by Austinities who participated in the Community Character in a Box effort.

Blue Posters: All photographs taken in Austin by the City, the CodeNEXT team and/or Austinities who participated in the Community Character in a Box effort. Blue posters will be used as more

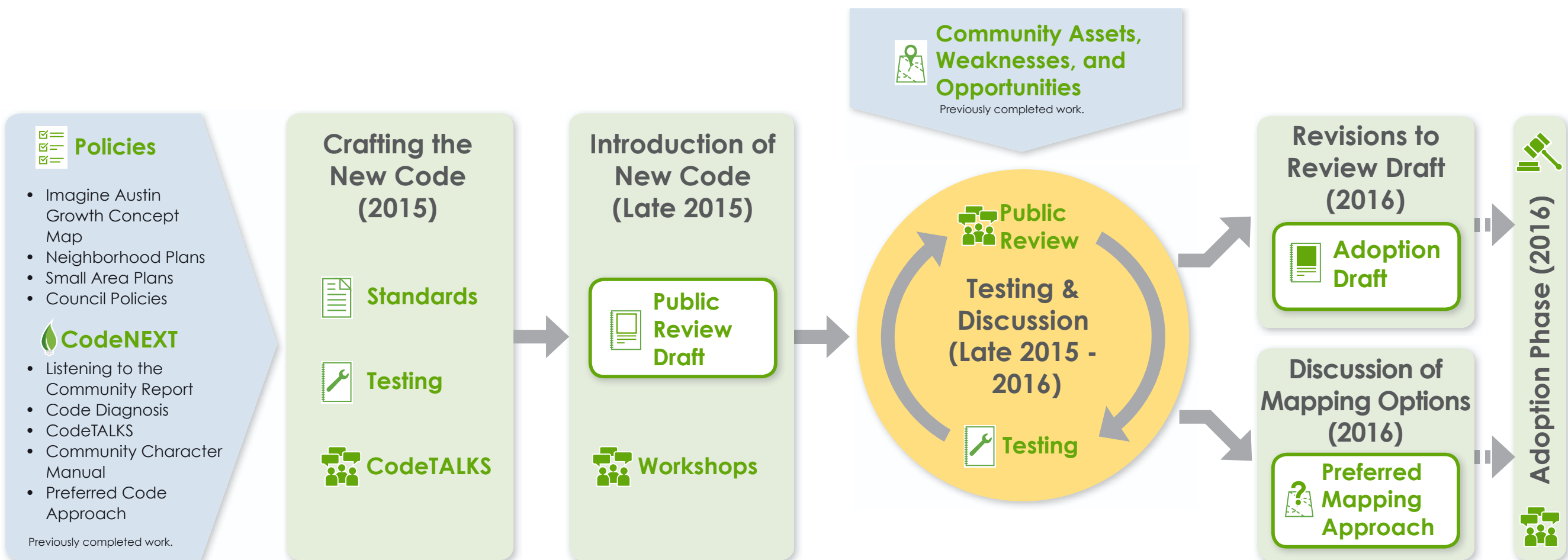


Community Character in a Box: **Valuable Tool**

Enabling Community
Members to Participate
Actively in the Process



Future Steps



Timeline to be adjusted based on City Council Approach

Q&A:



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